

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 15, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Sarasin, Cole, Mitchell,
Alternates Present: Everett, Kimenker
Members Absent: Nado, Vaughn, Somers
Staff: Quinn, Galetta

Vice Chairman Sarasin called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing. Sarasin sat Kimenker for Nado and Everett for Vaughn.

I. PUBLIC HEARINGS

HDC 12-12 – 2 West Mystic Avenue; Laura Jamison, owner; Jane Engelke, applicant; Install air conditioning system. PIN #261917109177 – Continued

Scott Jamison presented to the Commission with regard to the installation of a central air conditioning system at 2 West Mystic Avenue, which is owned by Laura Jamison. Commissioner Everett recused himself because he is the owner of neighboring property. The system is manufactured by Carrier and will consist of two air conditioning units on the outside of the house which will run directly into the basement. The proposed location is on the west side of the house which is along New London Road. To screen the air conditioning units he is proposing a 3' fence. The fence will come out 5' from the house and run in front of the units extending 20' to screen an existing oil tank enclosure. He is in favor of a simple fence with vertical panels made from white cedar that will be allowed to weather to a natural gray.

The following exhibits were presented:

- Site Plan
- Photographs
- Fence detail

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:11 p.m.

HDC 12-14 – 12 Pearl Street; Jonathan & Anne Henson, owners/applicants; Fence. PIN #261918410330

Ann Henson, owner of 12 Pearl Street, presented to the Commission regarding a proposal to install a fence on her property. She is planning to use a white picket fencing that will be identical to the one at 10 Pearl Street. The fence will extend in front of her property then run along the south side of the driveway to help enclose the yard for child safety. It is a continuous, linear fence with a gate and walkway that will be 3' in height. The fence will be made from cedar and a solid stain will be used to help protect it from the weather.

The following exhibits were presented:

- Fence specifications
- Plot Plan
- Photographs

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:15 p.m.

HDC 12-15 – 29 West Mystic Avenue; Carolyn Lally, owner; Laurel Holmes, applicant; Addition & renovations. PIN #261805283528

Dave Ballestrini of JD Builders presented to the Commission for Laurel Holmes, who is buying property at 29 West Mystic Avenue, currently owned by Carolyn Lally. The renovations will encompass replacing the existing two over two windows with energy efficient windows. They are Harvey Majesty custom wood two over two windows with aluminum clad exteriors. The sashes will be replaced but the wooden frames will remain. The existing windows have 1" mutton bars which will be replicated in the replacement windows. The Commission discussed the use of a 1" vs. 5/8" mutton bar. The existing storm windows will be removed along with a metal storm door. The door will be replaced with a wooden storm door that is more appropriate for the house. There is a small addition being planned for the back of the house to add a mudroom. The applicant is also planning to add a deck to the back of the house. The side entry door will mimic the existing door however it will be made from insulated glass. The proposed base height for the deck is 6' on top of which the railing system will be added.

The following exhibits were presented:

- Photographs
- Elevation Drawings
- Plot Plan
- Window and door spec sheets

Vice Chairman Sarasin asked for comments in favor or against.

Architect Rusty Sergeant of 3 Rowland Street, Mystic stated that a 1" mutton bar is a historically accurate detail for the existing windows.

The public hearing closed at 7:29 p.m.

HDC 12-16 – 52 Pearl Street; Caroline Young, owner; Steven Young, applicant; Renovate barn. PIN #261914424737

Architect Steven Young presented to the Commission for his wife Caroline Young owner of 52 Pearl Street. He is proposing to renovate a barn on his property and modify the dimensions of a previously approved COA for an addition to his home. The barn was originally purchased as a kit, circa 1900 – 1930, from Sears. The structure is 18' x 30' with a 6/12 roof pitch, six over six windows and novelty siding. His initial goal was not to disturb the structure but to merely put footings under it because it does need restoration work. He has appeared before the Zoning Board of Appeals which approved a variance for lot coverage. He is coming before the Commission to seek a zoning-free solution to the lot coverage regulation he has encountered. He is proposing to remove 9'7" from the southern end of the barn. Additionally two existing windows will be relocated and made more historically appropriate to the structure. The garage view from any public way is fairly distant. He recently appeared before the HDC and received a COA for an addition to his home. The ZBA has also approved a setback variance. However, if he changes the rear elevation by 2'6" he will avoid an appeal of the variance and avoid an approximately 12-month delay to his project. The rear façade is not visible from the street.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Site plan

Vice Chairman Sarasin asked for comments in favor or against.

Rusty Sergeant of 3 Rowland Street, Mystic spoke in favor of the application. He stated that the barn is a utility building with novelty siding and it seems to make sense to allow the renovation to take place.

Robert and Mary Pat Mayer of 50 Pearl Street, Mystic spoke against the application. Mr. Mayer read and submitted a Statement of Opposition and Concern.

The public hearing closed at 8:34 p.m.

HDC 12-17 – 12 Water Street; Factory Square LLC, owner; Brian Straub, applicant; Install fencing & hood cover. PIN #261918305500

Brian Straub of Judson Avenue, Mystic, presented to the Commission regarding the installation of fencing to provide a propane gas tank barrier. He provided additional views of the barrier which the Commission had previously requested. The barrier, which is 30 sq. ft. and 5' tall, will be made from cedar and have removable panels. The Mystic Fire Marshal has approved the location of the two 120-gallon tanks. The exhaust fan will be relocated to the front of the building. It is not visible from the street but it will be visible from the court yard which is a public way. The ductwork is 12" in diameter and runs east on the interior of the building until it reaches roof. The unit on roof is a Squires Metal 24" round exhaust fan. Relocating the fan negates the need to run ductwork through a window or drill into the brick building.

The following exhibits were presented:

- Photographs
- Exhaust fan specifications

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:43 p.m.

HDC 12-18 – 393 Noank Road; Jennifer Zingus, owner; Russell Sergeant, applicant; Replace siding & renovate porch. PIN #261805177693

Architect Russell Sergeant presented to the Commission on behalf of Jennifer Zingus owner of 393 Noank Road. The homeowner would like to remove the existing clapboard siding and replace it with cement board siding. The proposed siding will have the same spacing and color as the existing clapboards. The existing trim on the main house will remain but missing trim on several of the windows will be replaced with Azek-type trim. Additionally, a porch addition that was approved by the HDC in 1988 will be renovated. The applicant's intent is to clean up the porch addition, keep the windows, put on wider frieze boards, add brackets and put in a larger 8' door with side lites.

The following exhibits were presented:

- Elevation drawings
- Door detail
- Photographs

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 8:00 p.m.

Vice Chairman Sarasin closed the public hearing portion of the meeting at 8:35 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-12 – 2 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, 4 in favor, 1 abstention (Everett). Motion passed. Issued Certificate of Appropriateness #1842.

HDC 12-14 – 12 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1843.

HDC 12-15 – 29 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1844.

HDC 12-16 – 52 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Kimenker, 3 in favor, 2 against (Mitchell & Cole), 0 abstentions. Motion passed. Issued Certificate of Appropriateness #1845.

HDC 12-17 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1846.

HDC 12-18 – 393 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1847.

III. PRE-APPLICATION HEARINGS

James Fuery, of Fuery Development Group appeared before the Commission on behalf of Lisa & Martha Shippee, owners of 292 High Street. They are seeking approval for an addition on the rear of their house which was built in 1854. The stairwell access will be eliminated along with the deck. Exterior materials will match the existing façades. The footprint for the addition will extend out in the back of the house entirely. The oversized lot provides enough room for setbacks. Additionally, a 2' cantilevered bump is proposed to provide for a picture window in the kitchen. The Commission was concerned with this detail which will be quite prominent and visible from the street. The Commission thought that, while this architectural detail is not historical, if it could be continued down the entire structure it might work better. Adding a fake door or some other such detail would also break up the lines.

Amy Rubin, owner of Salty Dog Barber and Shave, appeared before the Commission to request additional signage at 3 Water Street. The location is in the rear building owned by Bank Square Realty, Ltd. She is proposing an additional 21' painted, wood sign above the window of building. Hardware for installing the sign will need to be replaced.

Maria Zalegowski, owner of 286 Noank Road, appeared before the Commission to discuss adding an outbuilding to her property. She is proposing a Carefree Small Building structure sized 12' x 20'. Her plan is to eliminate an existing fence on the side where building will be placed. The fence is in poor condition in this area of the yard. The building's doors look like carriage doors and will face the road. She may use the building to store her car during inclement weather. Shingles for the outbuilding will match those on the house but will not be made of cedar. The siding material will be vinyl shakes which she plans to paint white. Additionally, she would like to add a gate to the fence to allow access to her yard in the area near the outbuilding.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF May 1, 2012

MOTION: To approve the minutes of May 1, 2012

Motion made by Mitchell, seconded by Cole, so voted unanimously.

VI. OLD BUSINESS

Staff reminded Commission members that CCM FOIA training is scheduled for Thursday, May 17 at the Town Hall Annex. The training is free for the Commissioners and there is an available spot open to anyone who is interested.

VII. NEW BUSINESS

Vice Chairman Sarasin asked staff for a status on any new applications or appointments to the Commission. Staff is not aware of any at this time.

VIII. ADJOURNMENT

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Motion to adjourn at 9:25 p.m. made by Kimenker, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II